



## INITIAL STUDY & CHECKLIST/ NEGATIVE DECLARATION

Prepared For:

**ESPLANADE MULTI-PURPOSE TRAIL/PARK PROJECT –  
ESPLANADE DR., PACIFICA, CA  
(APN 009-161-030, -040, -050, -060, -070, -080, -090, -100, -110, -120, and  
-130)**

Date Prepared:

**November 19, 2003**

Prepared By:

**CITY OF PACIFICA  
PLANNING DEPARTMENT  
1800 FRANCISCO BOULEVARD  
PACIFICA, CA 94044  
(650) 738-7341**

*Servis Pacifica*

CITY OF PACIFICA  
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT  
**INITIAL STUDY AND CHECKLIST**

Date: November 19, 2003

**California Environmental Quality Act (CEQA) Requirements**

This report has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, and applicable guidelines.

Project Title: Esplanade Multi-Purpose Trail/Park Project

Lead Agency: City of Pacifica  
1800 Francisco Blvd.  
Pacifica, CA 94044

Contact Person: Lee Diaz, Associate Planner  
(650) 738-7341

Project Sponsor: City of Pacifica  
170 Santa Maria Avenue  
Pacifica, CA 94044

Property Owner: City of Pacifica  
170 Santa Maria Avenue  
Pacifica, CA 94044

Project Location: City of Pacifica, along the Pacifica ocean, between 532 – 567 Esplanade Avenue; APN 009-161-030, -040, -050, -060, -070, -080, -090, -100, -110, -120, and -130

General Plan Designation/Zoning Classification: The property is zoned R-1, Single-Family Residential. The property is also located within the Coastal Zone Combining District. The Coastal Zone Combining District designation requires properties proposed for development to have a Coastal Development permit approved. The General Plan designation for the property is Low Density Residential, which permits 3 to 9 dwelling units per acre.

Project Description: The applicant proposes public coastal access improvements on city owned property located at the top of the bluff along Esplanade Avenue between West Manor and Avalon Drives. A 12-foot wide, 430-foot long multi-purpose trail along the bluff top would provide access and recreational areas to pedestrians, bicycles, and persons of limited mobility. The gently curving alignment of the trail would touch Esplanade Avenue in two areas along the length of the trail. The project also includes overlook points with benches, native revegetation habitat, a rip-rap/concrete valley gutter, and signage that identifies the location of all access ways, bicycle routes, destination areas, environmentally sensitive habitat, and hazardous conditions. Additionally, a 3'-6" high split-rail fence or stainless steel hand rail fence close to the trail and overlook areas would be constructed to provide public safety.

Site Description: The project site comprises eleven parcels totaling approximately 36,000 square feet in area and is located west of Highway 1 in the Pacific Manor/West Edgemar neighborhood (See attachment 1, land use and zoning exhibit). According to geotechnical investigations, the net developable area of the property is approximately 16,000 square feet. The General Plan designates the project site for low-density residential development. The site is located in an area occupied by other residential sites built on adjacent lots between 30 and 50 years ago. The site originally contained 10 single-family residences which were destroyed during the 1998 El Niño storm. The property slopes gently west with a cliff edge dropping approximately 70 feet to the beach at its western borders. The type of vegetation that remains on the site consists of ice



plant and wild radish. The bluff face supports only occasional weedy members of a widespread coastal strand flora (e.g., sea rocket). In addition, several small to medium pine trees are located on the site and within its vicinity. Remnants of concrete also remain on the site.

Surrounding Land Uses and Setting: All surrounding properties have the same General Plan and Zoning designations, R-1, Single-Family Residential, except the properties further northeast which are zoned C-1, Neighborhood Commercial and are designated commercial by the General Plan. The property is bounded on the west by the Pacific Ocean, to the south by a recreational vehicle park, to the north and east by single-family homes. Further north and northeast of the site, multi-family and commercial development exists. All adjacent properties are also located within Coastal Zone Combining District.

Other public agency approval(s) required: The project requires approval by the Planning Commission.

### ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked (X) below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/> Land Use and Planning	<input type="checkbox"/> Public Services	<input type="checkbox"/> Utilities / Service Systems
<input type="checkbox"/> Population and Housing	<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Aesthetics
<input type="checkbox"/> Geology / Soils	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Cultural Resources
<input type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Recreation
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Agricultural Resources
<input type="checkbox"/> Transportation/Traffic	<input type="checkbox"/> Mandatory Findings of Significance	

### DETERMINATION

On the basis of this initial evaluation:

- ☒ I find that the proposed project **COULD NOT** have a significant effect on the environment and a **NEGATIVE DECLARATION** will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures, as described on an attached sheet and agreed to by the applicant, have been added to the project. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze on the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed

upon the proposed project, nothing further is required.

City of Pacifica:

Lee Diaz  
(Signature)

Date: November 19, 2003

Lee Diaz, Associate Planner  
(Name & Title)

Applicant:

(for mitigated projects)

(Signature)

Date:

Property Owner:

(signature)

Date:



Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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## LEVEL OF ENVIRONMENTAL IMPACTS

This checklist indicates the potential level of impact for each environmental factor, including subcategory, as follows:

**Potentially Significant Impact:** Applies if there is substantial evidence that an effect is significant. If one or more of these entries are made, an EIR is required.

**Less Than Significant With Mitigation Incorporated:** Applies when the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact". Describe mitigation measures and briefly explain how they reduce the effect accordingly. Reference source documentation in parenthesis ( ).

**Less Than Significant Impact:** Requires brief explanation. Reference source documentation in parenthesis ( ).

**No Impact:** No explanation required when source documentation is referenced ( ) and adequately supports that impact does not apply. Explanation is, however, required when finding is based on project-specific factors or general standards.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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### I. LAND USE AND PLANNING. Would the project:

- |   |   |   |   |   |
|---|---|---|---|---|
| a) Physically divide an established community? (1)  | — | — | — | X |
| b) Conflict with any applicable land use plan, policy, or regulation<br>Of an agency with jurisdiction over the project (including, but not<br>Limited to the general plan, specific plan, local coastal program,<br>or zoning ordinance) adopted for the purpose of avoiding or<br>mitigating an environmental effect? (1) | — | — | — | X |
| c) Conflict with any applicable habitat conservation plan or natural<br>Community conservation plan? (1)  | — | — | — | X |

Discussion of Evaluation: The project site is surrounded by existing residential development on the east, north and sides, as well as commercial development on the northeast. A recreational vehicle park exists to the south of the subject project. The Zoning designation of the site is R-1 (Single-Family Residential), which permits parks as a conditional use. The proposed multi-purpose trail/park project would be compatible with the existing surrounding land uses and would not alter the land use patterns in the area. The project would also be consistent with the General Plan, Local Coastal Land Use Plan, and Zoning Code. The Seismic Safety and Safety Element of the General Plan "suggests that development be prohibited in hazardous areas, unless detailed site investigations indicate that risk can be reduced to an acceptable level." At the proposed project site, the coastal bluff has retreated severely over the last few years creating a severe hazardous situation. The multi-purpose trail/park would be designed to reduce the rate of bluff retreat and increase protection for the public while making the site useable. The project would not conflict with any applicable habitat conservation plan or natural community conservation plan.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Thus, the proposal would not result in any significant land use and planning impacts.

Mitigation: None required

## II. POPULATION AND HOUSING. Would the project:

- |  |   |   |   |          |
|--|---|---|---|----------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes or businesses) or indirectly (for example, through extension of roads or other infrastructure)? (1) | — | — | — | <u>X</u> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (1)  | — | — | — | <u>X</u> |
| c) Displace substantial numbers of people, necessitating the<br>a. construction of replacement housing elsewhere? (1)  | — | — | — | <u>X</u> |

### Discussion of Evaluation:

The project would provide overlook areas with benches, landscaping, a multi-purpose trail along the bluff top for pedestrians, bicycles, and persons of limited mobility. Due to severe erosion, the development of housing or any other structure is limited on the subject site. The development of the project would not include the demolition of any existing structures, nor would it displace any people. The project is being developed on vacant City land. Thus, the proposed project would have no impact on population and housing.

Mitigation: None required.

## III. GEOLOGY AND SOILS. Would the project:

- |   |   |   |          |          |
|---|---|---|----------|----------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:  |   |   |          |          |
| 1) Rupture of known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? ( ) | — | — | <u>X</u> | —        |
| 2) Strong seismic ground shaking? ( )   | — | — | —        | <u>X</u> |
| 3) Seismic-related ground failure, including liquefaction? ( )  | — | — | —        | <u>X</u> |
| 4) Landslides? ( )  | — | — | —        | <u>X</u> |
| b) Result in substantial soil erosion or the loss of topsoil? ( )   | — | — | —        | <u>X</u> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence,                  |   |   |          |          |



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
liquefaction or collapse? ( )	—	—	—	<u>X</u>
d) Be located on expansive soil, as defined in Table 18-1-B of the uniform Building Code (1997), creating substantial risks to life or property? ( )	—	—	—	<u>X</u>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater? ( )	—	—	—	<u>X</u>

#### Discussion of Evaluation:

The project site is located in the San Francisco Bay Area, which is considered one of the most seismically active regions in the United States. Significant earthquakes have occurred in the San Francisco Bay Area and are believed to be associated with crustal movements along a system of subparallel fault zones that generally trend in a northwesterly direction.

The site is not within a State of California designated Alquist-Priolo Earthquake Fault Zone. The Alquist-Priolo Earthquake Fault Zoning Act (AP) was passed following the 1971 San Fernando earthquake. The AP Act is a state law designed to reduce the hazard from surface fault rupture during an earthquake. Earthquake fault zones are regulatory zones that encompass surface traces of active faults that have a potential for future surface fault rupture. These zones generally are established about 500 feet on either side of the surface trace of active faults (California Department of Conservation, Division of Mines and Geology, *Release of Preliminary Review Maps of Proposed New and Revised Earthquake Fault Zones*, November 1, 1998).

The project site runs in a north-south direction along the top of a steep coastal bluff. The base of the bluff below the project site is impacted by high-energy waves during storm events. In May, 1998, the City was granted an emergency coastal development permit from the California Coastal Commission for the construction of a rock revetment at the base of the coastal bluff along the project site (Esplanade Avenue). The City applied for this permit because the 1998 El Niño winter storms damaged a portion of the infrastructure supporting Esplanade Avenue. Specifically, in February 1998, the coastal bluff retreated as much as 30 feet in a two-week period on the seaward side of the 500 block of Esplanade Avenue, and destroyed 10 single-family homes.

The proposed multi-purpose trail/park is deemed necessary by the City to avoid additional impacts to homes, infrastructure, and public safety along Esplanade Avenue. Esplanade Avenue provides the only viable vehicular access to 12 existing residences (two on the bluff top and 10 on the east side of Esplanade). Alternative means of access to the homes is not available, or feasible. The proposal would mitigate potential impacts of the existing revetment by constructing the local coastal access multi-purpose trail, scenic overlook and native revegetation habitat along the bluff top where the 10 homes were removed. The proposal has been designed to reduce the rate of bluff retreat and increase protection for the public. The plans only include minor grading for the proposed trail. The City also plans to install plants on top of the bluff with native shrubs, forbs, and graminoids using regional reference. The applicant has submitted a geotechnical report, which concluded that the overall project is technically sound and represents a benefit to the community. No significant impact is expected.

Mitigation: None required.

#### IV. HYDROLOGY AND WATER QUALITY. Would the project:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements? ( )	—	—	—	<u>X</u>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)? ( )	—	—	—	<u>X</u>
c) Substantially alter the exiting drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? ( )	—	—	—	<u>X</u>
d) Substantially alter the exiting drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in substantial flooding on- or off-site? ( )	—	—	—	<u>X</u>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantially additional sources of polluted runoff? ( )	—	—	—	<u>X</u>
f) Otherwise substantially degrade water quality? ( )	—	—	—	<u>X</u>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate map or other flood hazard delineation map? ( )	—	—	—	<u>X</u>
h) Place within a 100-year flood hazard area structures which Could impede or redirect flood flows? ( )	—	—	—	<u>X</u>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? ( )	—	—	—	<u>X</u>
j) Inundation by seiche, tsunami, or mudflow? ( )	—	—	—	<u>X</u>

#### Discussion of Evaluation:

The R-1 (single-family residential) Zoning District allows a maximum of 40% lot coverage. The construction of the new multi-purpose trail/park will result in covering and/or compacting existing vacant land; this in turn results in increased impermeable surfaces. Consequently, the absorption rates and drainage patterns will change. This



Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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change, however, is not inconsistent with the surrounding neighborhood and is not expected to create a significant environmental impact. The subject site originally contained residential development and associated hardscape areas. The proposal would contain much less impermeable surfaces that originally existed. Although the net developable area is 16,000 square feet, the actual size of the site is 36,000 square feet. As such, the impervious area of the site after development would be approximately 14%.

The proposal would redirect street and surface drainage from the subject site so that it does not discharge to the beach. This would be accomplished by removing a segment of an existing drain outfall and connecting it to an existing 24-inch storm drain pipe that extends beneath the adjacent mobile home park to the south. This system discharges to the beach south of Esplanade Avenue. Although the proposal removes a segment of the existing storm drain outfall and connects it to the City storm drain system, a new rip-rap/concrete valley gutter is proposed along the length of the access road connecting Esplanade Avenue to the beach at the southern end of the revetment. Storm inlets are also proposed on the north and south ends of the proposed multi-purpose trail.

All project grading will take place in the dry season to minimize immediate erosion/siltation effects. Nevertheless, erosion/siltation controls will be required during the construction process. Best management practices (BMPs) such as straw mulch, silt fences, sediment basins or traps and/or other measures will be employed during construction. Additionally, the project would not degrade water quality due to the implementation of Best Management Practices to control pollution in runoff. The proposed landscaping on the site would be irrigated for the first two growing seasons and would run on reclaimed water and have no impact on groundwater.

The project involves no construction of housing within the 100-year flood zone, nor construction of any levees or dams. The site has a potential tsunami inundation hazard in the event of a high magnitude earthquake, volcano or subsurface landslide in the Pacific Ocean. However, the potential for a significant tsunami to hit the San Francisco Bay Area is estimated at one occurrence each 200 years.

Mitigation: None required.

**V. AIR QUALITY.** Would the project:

- |   |   |   |   |          |
|---|---|---|---|----------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? ( )   | — | — | — | <u>X</u> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? ( )  | — | — | — | <u>X</u> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal and state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)? ( ) | — | — | — | <u>X</u> |
| d) Expose sensitive receptors to substantial pollutant concentrations? ( )  | — | — | — | <u>X</u> |
| d) Create objectionable odors affecting a substantial number of people? ( )   | — | — | — | <u>X</u> |

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion of Evaluation: Pacifica is located along the western edge of the San Francisco Bay Area air basin, and is affected by persistent and frequently strong winds from off the Pacific Ocean. The city is also within the Bay Area Air Quality Management District. Other than occasional violations of standards for ozone and suspended particulate matter (PM10), within San Mateo County, the area's air quality standards are generally met.

The majority of air quality impacts will occur during the construction phase of the project, primarily during grading. This impact will be limited to suspended particulate matter. The amount of particulate matter will be effectively reduced during grading by conventional grading practices required by the Best Management Practices (BMPs) such as watering work areas and seeding or winterizing bare ground. The project would not expose sensitive receptors to substantial pollutant concentrations or be the source of any objectionable odors. Thus impacts to air quality by the proposed project would be less than significant.

Mitigation: None required

#### VI. TRANSPORTATION/TRAFFIC. Would the project:

- |  |     |     |          |          |
|--|-----|-----|----------|----------|
| a) Cause an increase in traffic which is substantially in relation to the existing traffic load and capacity of the street system (i.e., result in substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? ( ) | ___ | ___ | <u>X</u> | ___      |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? ( )   | ___ | ___ | ___      | <u>X</u> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? ( )  | ___ | ___ | ___      | <u>X</u> |
| d) Substantially increase hazards due to a design feature ( e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? ( )  | ___ | ___ | ___      | <u>X</u> |
| e) Result in inadequate emergency access? ( )  | ___ | ___ | ___      | <u>X</u> |
| f) Result in inadequate parking capacity? ( )  | ___ | ___ | ___      | <u>X</u> |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? ( )   | ___ | ___ | ___      | <u>X</u> |

Discussion of Evaluation: The construction of a new multi-purpose trail/park along Esplanade Avenue will not result in an increase in traffic, or affect road capacity or congestion at intersections. The improvements do not result in the construction of residential development nor substantial new visitor's facilities that would generate additional traffic. The parking capacity would increase modestly and is expected to be consistent with the zoning for the site and area. The level of service at the Manor/Palmetto intersections should not be significantly impacted by this project because the improvements would not result in long-term trip generation over existing levels. Traffic should



Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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not adversely affect commute peak hours. Parking capacity at the site would remain approximately the same. The construction of a multi-purpose trail/park would have no effect on air traffic patterns or substantially increase hazards due to a design feature or incompatible uses. The site would provide adequate emergency access and the project will have no effect on alternative transportation modes. Therefore, traffic impacts would be less than significant.

Mitigation: None required.

**VII. BIOLOGICAL RESOURCES.** Would the project:

- |  |   |   |   |          |
|--|---|---|---|----------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? ( ) | — | — | — | <u>X</u> |
| b) Have a substantial adverse effect on any riparian Habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? ( )   | — | — | — | <u>X</u> |
| c) Have a substantial adverse effect on federally protected Wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? ( )   | — | — | — | <u>X</u> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? ( )   | — | — | — | <u>X</u> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? ( )  | — | — | — | <u>X</u> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? ( )   | — | — | — | <u>X</u> |

Discussion of Evaluation: The site originally contained single-family residential development along the bluff edge. The homes were lost during the severe 1998 El Niño storm. The site is currently covered with weeds, patches of ice plant, wild radish, fragments of concrete, and a 5 foot high chain link fence along the front of the project site. In addition, several small to medium pine trees are located on the site. The site is not located within a federally

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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protected wetland. No known unique, rare, or endangered species are known to inhabit the site nor is the development location expected to change the diversity of any animals or species in the area. The project is not included in any adopted Habitat Conservation Plan, Natural Community Plan or any other approved conservation plan. The site location is not a known animal migratory route or riparian habitat and no significant environmental impact is expected from the project.

Mitigation: None

**VIII. MINERAL RESOURCES.** Would the project:

- |   |   |   |   |          |
|---|---|---|---|----------|
| a) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? ( )                         | — | — | — | <u>X</u> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? ( ) | — | — | — | <u>X</u> |

Discussion of Evaluation: No known mineral resources are located on the site, nor has the site been used for mineral resource extraction.

Mitigation: None required.

**IX. HAZARDS AND HAZARDOUS MATERIALS.** Would the project:

- |   |   |   |   |          |
|---|---|---|---|----------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? ( )   | — | — | — | <u>X</u> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?   | — | — | — | <u>X</u> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? ( )   | — | — | — | <u>X</u> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Sect. 65962.5 and, as a result, would it create a significant hazard to the public or the environment? ( )  | — | — | — | <u>X</u> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use of airport, would the project result in a safety hazard for people residing or working in the project area? ( ) | — | — | — | <u>X</u> |



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? ( )	—	—	—	<u>X</u>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? ( )	—	—	—	<u>X</u>
h) Expose people or structures to significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? ( )	—	—	—	<u>X</u>

Discussion of Evaluation: The proposed project will not involve the use of materials classified as hazardous substances and the project site does not contain any materials from a hazardous materials list pursuant to Government Section 65962.5. The site is not within two miles of a public airport or public use airport and will not interfere with any emergency response or evacuation plans. The project is not located in an area where there is significant risk of wildland fires.

Mitigation: None required.

**X. NOISE.** Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? ( )	—	—	<u>X</u>	—
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels? ( )	—	—	—	<u>X</u>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	—	—	—	<u>X</u>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	—	—	—	<u>X</u>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	—	—	—	<u>X</u>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	—	—	—	<u>X</u>

Discussion of Evaluation: The addition of a pedestrian pathway and recreation area would represent a new source of noise in the area. However, the anticipated noise is expected to be minimal and consistent with existing noise

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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levels in the surrounding neighborhood. Noise will occur during project construction, as with all new construction projects, resulting in increased exterior noise levels within the project vicinity. This impact, however, would be temporary. The project is not located within an airport land use plan, within two miles of a public airport or public use airport or within the vicinity of a private airstrip. No significant impact is expected.

Mitigation: None required.

**XI. PUBLIC SERVICES.** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

- |                                 |   |   |   |          |
|---------------------------------|---|---|---|----------|
| a) Fire protection? ( )         | — | — | — | <u>X</u> |
| b) Police protection? ( )       | — | — | — | <u>X</u> |
| c) Schools? ( )                 | — | — | — | <u>X</u> |
| d) Parks? ( )                   | — | — | — | <u>X</u> |
| e) Other public facilities? ( ) | — | — | — | <u>X</u> |

Discussion of Evaluation: The proposed project is not growth inducing and would not increase the demand for fire protection, police protection, schools (no increased population), or other public facilities. The proposed pedestrian pathway and recreation area is designed to be low maintenance.

The proposal would mitigate potential impacts of the existing revetment by constructing the local coastal access multi-purpose trail/park, scenic overlook and by providing native revegetation habitat along the bluff top where residential property was lost during the 1998 El Niño storm. The proposal has been designed to reduce the rate of bluff retreat and increase protection for the public. The proposed project is necessary to avoid additional impacts to homes, infrastructure, and public safety along Esplanade Avenue. Esplanade Avenue provides the only viable vehicular access to 12 existing residences (two on the bluff top and ten on the east side of Esplanade). Alternative means of access to the homes is not available, or feasible.

Mitigation: None required.

**XII. UTILITIES AND SERVICE SYSTEMS.** Would the project:

- |  |   |   |   |          |
|--|---|---|---|----------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? ( )  | — | — | — | <u>X</u> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? ( ) | — | — | — | <u>X</u> |



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? ( )	—	—	—	<u>X</u>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? ( )	—	—	—	<u>X</u>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	—	—	—	<u>X</u>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? ( )	—	—	—	<u>X</u>
g) Comply with federal, state, and local statutes and regulations related to solid waste? ( )	—	—	—	<u>X</u>

Discussion of Evaluation: The proposed project does not involve wastewater treatment or would require any new water or wastewater treatment facility. The proposed project would not require the construction of new storm water drainage facilities. The proposal would redirect street and surface drainage from the subject site so that it does not discharge to the beach. This would be accomplished by removing a segment of an existing drain outfall and connecting it to an existing storm drain system that extends beneath the adjacent mobile home park to the south. Additionally, the project would not generate solid waste as a result of the proposed public improvements.

Mitigation: None required.

### XIII. AESTHETICS. Would the project:

a) Have a substantial adverse effect on a scenic vista? ( )	—	—	—	<u>X</u>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? ( )	—	—	—	<u>X</u>
c) Substantially degrade the existing visual character or quality of the site and its surroundings? ( )	—	—	—	<u>X</u>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	—	—	—	<u>X</u>

Discussion of Evaluation: There are specific scenic vistas designated in the Pacifica General Plan along Highway 1, but none are located within the project site. However, the Local Coastal Program (LCP) is concerned about preservation and enhancement of views of the coast from public roadways and public viewing points such as the beaches. Based on the unobtrusive appearance of the proposed improvements, the proposed pedestrian pathway

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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and recreation area would be an attractive addition to the site and the community. The site would be landscaped with native planting and would provide a multi-purpose trail and areas with benches with views to the sea. The project is not located near a designated state scenic highway nor will it be visible from Highway 1. Light and glare impacts would be less than significant because the project does not represent a substantial new source of light or glare which would effect day or nighttime views in the project area.

Temporary visual impacts during construction would result from the presence of equipment, placement of natural materials and construction of facilities improvements. Visual effects associated with construction would be temporary and no mitigation measures are necessary for this impact.

Mitigation: None

#### XIV. CULTURAL RESOURCES. Would the project:

- |   |   |   |   |          |
|---|---|---|---|----------|
| a) Cause a substantial adverse change in the significance of a historical resources as defined in §15064.5? ( )   | — | — | — | <u>X</u> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? ( ) | — | — | — | <u>X</u> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? ( )       | — | — | — | <u>X</u> |
| d) Disturb any human remains, including those interred outside of formal ceremonies? ( )                          | — | — | — | <u>X</u> |

Discussion of Evaluation: There are no known cultural or historical resources within the project vicinity or on the project site itself. The project site does not contain any significant paleontological resources or unique geological features. No known human remains are known to be interred on this site. The site has been highly disturbed in the past. Development has occurred within the vicinity of the site. No archaeological remains have been reported with the immediate or surrounding development.

Mitigation: None required.

#### XV. AGRICULTURAL RESOURCES. Would the proposal:

- |  |   |   |   |          |
|--|---|---|---|----------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | — | — | — | <u>X</u> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?   | — | — | — | <u>X</u> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of   |   |   |   |          |



farmland, to non-agricultural use?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
—	—	—	X

Discussion of Evaluation: The proposed project would not conflict with any agriculture resources. The project site is not farmland. The site is not zoned for agricultural use, nor used for agriculture. The subject site including all immediate surrounding land uses have the same General Plan and Zoning designations, R-1.

Mitigation: None required.

#### XVI. RECREATION. Would the proposal:

- a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial deterioration of the facility would occur or be accelerated? ( )

—	—	X	—
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- b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? ( )

—	—	X	—
---	---	---	---

Discussion of Evaluation: The project will generate new recreational opportunities within the City. The project would also result in net environmental benefits to the neighborhood and community by creating recreational facilities and public improvements that would prevent further erosion of the bluff top. The proposed 12-foot wide multi-purpose trail along the bluff top would provide coastal access and recreational areas to pedestrians, bicycles, and persons of limited mobility. The project also includes overlook points with benches, landscaping, and signage that identifies the location of all access ways, bicycle routes, destination areas, environmentally sensitive habitat, and hazardous conditions. The proposed improvements are also designed to be low maintenance.

Mitigation: None required.

#### XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

—	—	—	X
---	---	---	---

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)

—	—	—	X
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- c) Does the project have environmental effects, which will cause

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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substantial adverse effects on human beings, either directly or indirectly?

— — X —

Discussion of Evaluation: The proposed project involves the construction of a multi-purpose trail/park on a 36,000 square foot vacant site. This initial study found that the proposed multi-trail/park and associated activities will have less than significant impacts on the environment, the habitat of fish or wildlife species or populations, plant or animal communities, rare or endangered plants or animals, or important examples of the major period of California history or prehistory. This specific project is consistent with the surrounding development pattern and would not be cumulatively considerable. Minor noise and dust associated with construction could potentially cause adverse effects on human beings. Best Management practices would reduce these effects to less-than-significant levels.

Mitigation: None required.

#### XVIII. EARLIER ANALYSES.

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case a brief discussion should identify the following (attached additional sheets if necessary):

- a) Earlier analyses used. Identify and state where they are available for review.
- b) Impacts adequately addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
- c) Mitigation measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

Discussion of Evaluation: None.



Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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### LITERATURE CITED

1. City of Pacifica General Plan, as amended to June 1993.
2. City of Pacifica Zoning Code, August 1992.
3. City of Pacifica Local Coastal Program Land Use Plan. Adopted March 1980
4. Cotton, Shires & Associates. Engineering Assessment Report, Esplanade Avenue Coastal Protection Project. April 1998
5. Cotton, Shires & Associates. Supplemental Response to the California Coastal Commission Regarding the Esplanade Revetment, Pacifica, CA. February 2002
6. L.C. Lee & Associates. Inc. Background Documentation for Coastal Bluff Ecosystem Restoration at the Esplanade Avenue Bluff Restoration, City of Pacifica. March 2, 2002 and Revised March 19, 2002

#### Attachment:

1. Land Use and Zoning Exhibit

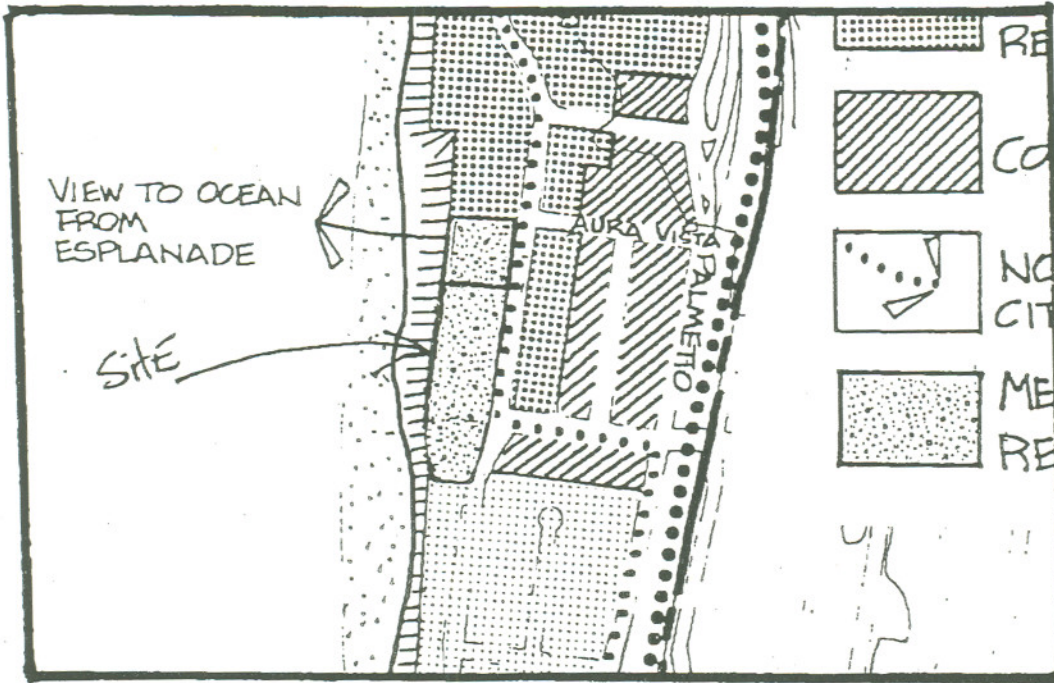
The literature referenced above is available at the Planning and Economic Development Department, 1800 Francisco Boulevard, Pacifica, CA 94044. Any inquiries should be directed to Mr. Lee Diaz, Associate Planner.

## General Plan Diagram

Existing Land Use: Low Density Residential

## Legend

- VERY LOW DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- MIXED USE: HIGH DENSITY/COMM.
- COMMERCIAL
- GENERAL COMMERCIAL
- OPEN SPACE RESIDENTIAL
- GREENBELT
- PROMINENT RIDGE LINE
- SPECIAL AREA
- MARSH
- OPEN SPACE / PUBLIC FACILITY
- PROPOSED PARKING
- NEIGHBORHOOD PARK
- DEVELOPED / PROPOSED BEACH ACCESS
- NORTH-SOUTH CITY TRAIL
- PUBLIC FACILITY
- UTILITIES
- AGRICULTURE
- CHURCH
- FIRE STATION



Neighborhood: PACIFIC MANOR / WEST EDGE MAR

## Zoning Map Diagram

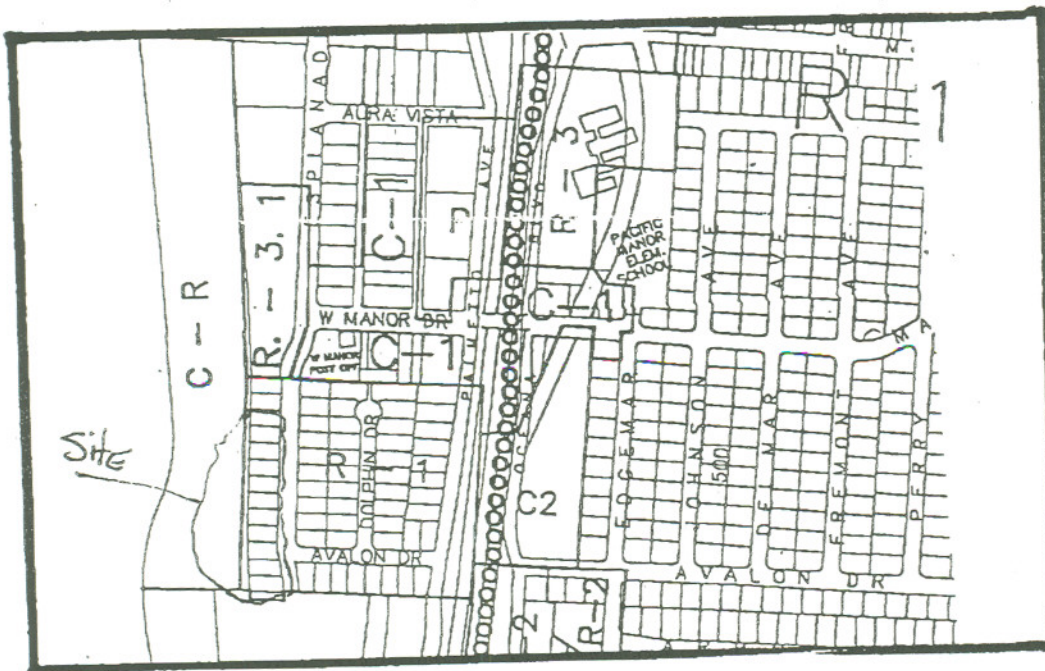
Existing Zoning: R-1, Single Family Residential

## Legend

## ZONING DISTRICTS

- R-1 Single-Family Residential
- R-2 Two-Family Residential
- R-3 Multiple-Family Residential
- R-3.1 Multiple-Family Residential
- R-3-G Multiple-Family Residential Garden
- R-5 High Rise Apartment
- C-1 Neighborhood Commercial
- C-1-A Commercial Apartment
- C-2 Community Commercial
- C-3 Service Commercial
- O Professional Office
- C-R Commercial Recreation
- M-1 Controlled Manufacturing
- M-2 Industrial
- P Parking
- A Agricultural
- B- Lot Size Overlay
- P-F Public Facilities
- P-D Planned Development
- R-M Resource Management
- O-S Open Space
- R-3/LD Multiple-Family/Low Density Residential
- R-1-H Single-Family Residential Hillside
- CZ Coastal Zone Combining District
- SA Special Area Combining District
- HPD Hillside Preservation District

- + Requires Vote to Rezone
- X Vote Required for Residential Development



## LAND USE AND ZONING EXHIBIT

City of Pacifica  
Community & Economic Development Department



Scale:  
N.T.S.

ATTACHMENT